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Limers Lane

The Camden

Ground Floor	Millimetres	Feet / inches
Living	4790 x 3440	15'9" x 11'3"
Kitchen / Dining	8740 x 2950	28'8" x 9'8"
Study	3050 x 2825	10'0" x 9'3"
Utility	1935 x 1815	6'4" x 5'11"

First Floor	Millimetres	Feet / inches
Bedroom 1	4010 x 3505	13'2" x 11'6"
En-suite	2200 x 1600	7'3" x 5'3"
Bedroom 2	3730 x 3505	12'3" x 11'6"
Bedroom 3	3435 x 3335	11'3" x 10'11"
Bedroom 4	3050 x 2340	10'0" x 7'8"
Bathroom	3050 x 1965	10'0" x 6'5"



Ground Floor



First Floor

Please note: other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.

Directions

From Barnstaple, continue over the new bridge towards Bideford. On reaching Heywood Roundabout, take the third exit towards Northam. Then take the first right into Limers Lane, which is clearly signposted. Continue along the lane for approximately 400 yards, where the Strongox development can be found on your right-hand side, clearly identified by its signage.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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Plot 17 - The Camden

Limers Lane Northam, Bideford, Devon EX39 2BZ

Guide Price

£480,000

- Fantastic New Build Home
- Popular Residential Area
- No Onward Chain
- Ideal for families
- 4 Bedroom + Study
- 10 Year Warranty Certificate
- Near coastal villages
- Detached Double Garage
- Solar Panels & EV Charger
- Close to local schools





The ground floor boasts a spacious open-plan kitchen and dining room, with bi-fold doors opening directly onto the rear garden, creating a wonderful space for both everyday family life and entertaining. Double doors lead from the dining area into a separate living room, providing a comfortable space to relax. A further reception room offers excellent versatility and could be used as a home office, playroom, additional bedroom or hobby room, depending on your needs.

Upstairs, the property offers four generously sized bedrooms, with the master bedroom benefiting from its own en-suite shower room. A contemporary family bathroom, complete with both a bath and a separate shower, completes the first-floor accommodation, providing practicality and comfort for modern family living.

Outside, the enclosed rear garden offers a private outdoor space, ideal for children to play, relaxing in the sunshine or enjoying summer barbecues with family and friends. A detached double garage with power connected provides secure parking and additional storage. Further benefits include an electric vehicle charging point and solar panels, which can help reduce household energy costs.

Combining spacious accommodation, versatile living areas and modern energy-efficient features, this property presents an excellent opportunity for families and those seeking a well-appointed home in the desirable area of Northam.

Agent's Note: The photographs are for illustrative purposes only and do not depict the actual plot. Please contact our team for further information.

The property is located in one of Northam's most desirable areas, within easy reach of the village centre. Northam offers a wide range of amenities for a village of its size, including a doctor's surgery, gym and swimming pool, library, shops, Post Office, primary school, places of worship, a pubs and a restaurants.

Nearby, you will find some lovely coastal villages. Appledore is a charming fishing village renowned for its historic quay and cobbled streets, offering an excellent range of local amenities. Across the river, Instow is known for its family- and dog-friendly beach and selection of restaurants, making it the perfect destination for a day out.

The nearby port and market town of Bideford is just 1.5 miles away and offers a wider range of amenities, including five supermarkets and schooling for all ages. The regional centre of Barnstaple is approximately 9.5 miles away and provides the area's main business, shopping and commercial facilities. Barnstaple also benefits from a railway station and good road links via the link road to the M5 motorway network at Junction 27.

For those who enjoy walking or cycling, there are plenty of options nearby. The South West Coast Path offers scenic walks along the coast and river, while Northam Burrows Country Park is just a short stroll away. This extensive open space features grassy areas, sand dunes and salt marshes, and leads to Westward Ho! beach, a wide stretch of sand ideal for walking, surfing or simply enjoying the sea air.

In short, Limers Lane offers peaceful living close to the coast, with everything you need within easy reach. With beautiful walks, welcoming villages and convenient links to larger towns, it is a fantastic place to call home.







